

676.02 BLIGHT.

(a) Purpose. It is the purpose of this section to prevent, reduce or eliminate potential blight in the City by the prevention or elimination of certain environmental causes of blight or blighting factors which exist or which may in the future exist in the City.

(1975 Code §9.221)

(b) Causes of Blight; Prohibitions. It is hereby determined that the following uses, structures and activities are causes of blight or blighting factors which, if allowed to exist, will tend to result in blighted and undesirable neighborhoods. No person shall maintain or permit to be maintained any of these causes of blight or blighting factors upon any property in the City of Ionia, owned, leased, rented or occupied by such person:

(1) In any area, except where specifically permitted, the storage upon any property of junk automobiles, junk motor-driven vehicles, trailers in disrepair, contractor's equipment in disrepair or boat hulls in disrepair, except in a completely enclosed building. For the purpose of this section, the term "junk automobiles, junk motor-driven vehicles, trailers in disrepair, contractor's equipment in disrepair or boat hulls in disrepair" shall mean such vehicles, trailers, equipment or boats as are inoperable or partially dismantled. "Inoperable" means incapable of being operated or propelled under its own power by reason of dismantling, disrepair or other cause. "Partially dismantled" means a part which is ordinarily a component has been removed or is missing.

(2) In any area, except where specifically permitted, the storage upon any property of building materials, unless there is in force a valid building permit issued by the City for construction upon said property, and said materials are intended for use in connection with such construction, except the temporary storage of building materials which, in the opinion of the Building Inspector, are not of a nature to be unsightly or cause of blight. "Building materials" shall include, but shall not be limited to, lumber, bricks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws or any other materials used in constructing any structures.

(3) In any area, except where specifically permitted, the storage or accumulation of junk, trash, rubbish or refuse of any kind, except domestic refuse stored in a rodent-proof receptacle, in such a manner as not to create a nuisance for a period not to exceed thirty days. The term "junk" shall include parts of machinery or motor vehicles, unused stoves or other appliances stored in the open, remnants of wood, metal or any other material or other cast-off material of any kind whether or not the same could be put to any reasonable use.

(4) In any area the existence of any structure or part of any structure which, because of fire, wind or other natural disaster, or physical deterioration, is no longer habitable, if a dwelling, or useful for any other purpose for which it may have been intended.

(5) In any area zoned for residential purposes, the existence of any vacant dwelling or garage or other outbuilding, unless such buildings are kept securely locked, with windows kept glazed or neatly boarded up, and are otherwise protected to prevent entrance thereto by vandals.

(6) In any area the existence of any partially completed structure, unless such structure is in the course of construction in accordance with a valid and subsisting building permit issued by the City and unless such construction is completed within a reasonable time. (1975 Code §9.222)

(c) Enforcement.

(1) This section shall be enforced under the direction of the Building Inspector and the Health Officer.

(2) The owner, if possible, and the occupant of any property upon which the causes of blight or blighting factors set forth in subsection (b) hereof are found to exist, shall be notified in writing to remove or eliminate such causes of blight or blighting factors from such property within ten days after service of notice in accordance with Section 202.04 of these Codified Ordinances. Additional time may be granted by the enforcement officer where bona fide efforts to remove or eliminate such causes of blight or blighting factors are in progress.

(3) No owner and/or occupant shall fail to comply with such notice within the time allowed.

(4) Any violation of this section is a nuisance per se. Upon application to any court of competent jurisdiction, the court may order the nuisance abated and/or the violation restrained and enjoined.

(1975 Code § 9.223)

676.03 ABANDONED REFRIGERATORS.

No person shall have in his or her possession, either inside or outside of any building, structure or dwelling, in a place accessible to children, any abandoned, unattended or discarded icebox, refrigerator or any other similar air-tight container of any kind which has a snap latch or other locking device thereon, without first removing the snap latch or other locking device, or the doors, from such icebox, refrigerator or other container.

(1975 Code §9.25)

676.04 PUBLIC NUISANCES.

(a) Declaration of Nuisance. Whatever annoys, injures or endangers the safety, health, comfort or repose of the public; offends public decency; interferes with, obstructs or renders dangerous any street, highway, navigable lake or stream; or in any way renders the public insecure in life or property is hereby declared to be a public nuisance. Public nuisances shall include, but not be limited to, whatever is prohibited by any provision of this section. No person shall commit, create or maintain any public nuisance.

(1975 Code §9.1)

(b) Nuisances Per Se. The following acts, services, apparatus and structures are hereby declared to be public nuisances:

(1) The maintenance of any pond, pool of water or vessel holding stagnant water.

(2) The throwing, placing, depositing or leaving in any street, highway, lane, alley, public place, square or sidewalk; or in any private place or premises where such throwing, placing, depositing or leaving is dangerous or detrimental to public health; or likely to cause sickness or attract flies, insects, rodents and/or vermin; by any person; of any animal or vegetable substance, dead animal, fish, shell, tin cans, bottles,

glass or other rubbish, dirt, excrement, filth, rot, unclean or noxious water, liquid or gaseous fluids, hay, straw, soot, garbage, swill, animal bones, hides or horns, rotten soap, grease or tallow, offal, or any other offensive article or substance whatever.

(3) The pollution of any stream, lake or other body of water by, or the depositing into or upon any highway, street, lane, alley, public street or square, or into any adjacent lot or grounds of, or depositing or permitting to be deposited, any refuse, foul or noxious liquid or water or creamery or industrial waste; or forcing or discharging into any public or private sewer or drain any steam, vapor or gas.

(4) The emission of noxious fumes or gas in such quantities as to render occupancy of property uncomfortable to a person of ordinary sensibilities.

(5) Any vehicle used for any immoral or illegal purpose.

(6) All indecent or obscene pictures, books, pamphlets, magazines and newspapers.

(7) Betting, bookmaking, prize fighting and all apparatus used in such occupations.

(8) All gambling devices, slot machines and punch boards.

(9) All houses kept for the purpose of prostitution or promiscuous sexual intercourse, gambling houses, houses of ill fame and bawdy houses.

(10) The distribution of samples of medicines or drugs, unless such samples are placed in the hands of an adult person.

(11) All explosives, inflammable liquids and other dangerous substances stored in any manner or in any amount contrary to any provision of these Codified Ordinances or statute of the State of Michigan.

(12) Any use of the public streets and/or sidewalks which causes large crowds to gather, obstructing the free use of the streets and/or sidewalks.

(13) All buildings, walls and other structures which have been damaged by fire, decay or otherwise and all excavations remaining unfilled or uncovered for a period of ninety days or longer, and which are so situated so as to endanger the safety of the public.

(14) All dangerous, unguarded excavations or machinery in any public place, or so situated, left or operated on private property as to attract the public.

(15) The owning, driving or moving upon the public streets and alleys of trucks or other motor vehicles which are constructed or loaded so as to permit any part of their load or contents to blow, fall or be deposited upon any street, alley, sidewalk or other public or private place; or which deposit from their wheels, tires or other parts onto the street, alley, sidewalk or other public or private place dirt, grease, sticky substances or foreign matter of any kind. However, under circumstances determined by the City Manager to be in the public interest, he or she may grant persons temporary exemption from the provisions of this subsection conditioned upon cleaning and correcting the violating condition at least once daily and execution of an agreement by such person to reimburse the City for any extraordinary maintenance expense incurred by the City in connection with such violation.

(1975 Code § 9.7)